

PB# 94-12

Polkowski, Edward

55-1-65.3

4-12

Polkowski, Edward
Beattie Rd (3 Lots)

Approved 10/26/94

SBL # 55-1-65.3

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

Received of

Edward Polkowski

May 5 1994
50.00

Deputy and

For

P.B. # 94-12 Subdivision App.

50 DOLLARS

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>Cash</u>		<u>50.00</u>

By

Dorothy Hansen

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12553

NO. 94-12

May 5, 1994

RECEIVED FROM Polkowski, Edward

Four Hundred Fifty 00/100 — DOLLARS
Subdivision Escrow (3 Lots @ \$150.00 ea.)

Account Total \$ 450.00

Amount Paid \$ 450.00

Balance Due \$ -0-

Hei 5/5/94

Theresa Mason, Secy to the P.B.

"THE EFFICIENCY LINE" AN AIRPAC PRODUCT

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12553

NO. 94-12

October 26, 1994

RECEIVED FROM Edward Polkowski

One Thousand 00/100 — DOLLARS
Recreation Fee - 2 Lots @ \$500.00 ea.

Account Total \$ 1,000.00

Amount Paid \$ 1,000.00

Balance Due \$ -0-

Theresa Mason, Secy to the P.B.

P. Zappala 10/28/94

"THE EFFICIENCY LINE" AN AIRPAC PRODUCT

Town Clerk
Title

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12553

NO. 94-12

May 5, 1994

RECEIVED FROM Polkowski, Edward

Four Hundred Fifty 00/100 DOLLARS
Subdivision Escrow (3 Lots @ \$500.00 ea.)

Account Total \$ 450.00Amount Paid \$ 450.00Balance Due \$ -0-

Hei 5/5/94
Theresa Mason, Secy to the P.B.

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12553

NO. 94-12

October 26, 1994

RECEIVED FROM Edward Polkowski

One Thousand 00/100 DOLLARS
Recreation Fee - 2 Lots @ \$500.00 ea.

Account Total \$ 1,000.00Amount Paid \$ 1,000.00Balance Due \$ -0-

Theresa Mason, Secy to the P.B.
A. Zappala 10/28/94

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

October 28 14335
1994

Received of Edward Polkowski \$ 265.00

Two Hundred Sixty-Five and 00/100 DOLLARS

For Planning Board Approval Fee #94-12

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CP# 114</u>		<u>265.00</u>

By Dorothy H. Hanson
Town Clerk

Title

Eng
\$184.50

REGULAR ITEMS:

MARTHA'S WAY SUBDIVISION (94-12) BEATTIE ROAD

Jerald Zimmerman appeared before the board for this proposal.

MR. ZIMMERMAN: My name is Jerald Zimmerman representing the applicant and I think the board is familiar with this application. It's a 3 lot subdivision located on Beattie Road and we're proposing a private road that will serve each of the three lots. The private road is going to be owned by lot number 3. Basically, I believe we've addressed Planning Board's concerns. The Planning Board has indicated that you have taken an action on SEQRA and we waive the requirement for public hearing, some of the technical comments we have addressed with the town engineer, we indicated the 911 numbering system and completed the required lot geometry.

MR. PETRO: You were here not too long ago, we had just asked for some minor things, I guess such as the 911 numbering. There was nothing major even at that time. We have for the members' information highway approval on 9/9/94 and fire approval on June 30, 1994 and revised on 9/9/94.

MR. LANDER: Don't do we also have a maintenance agreement signed by all the owners?

MR. ZIMMERMAN: Yes.

MR. LANDER: I don't think there's anything else to be done with this Mr. Chairman.

MR. PETRO: I'm in agreement. Mr. Schiefer?

MR. SCHIEFER: I have no problem.

MR. LANDER: Make a motion to approve.

MR. SCHIEFER: Second it.

MR. PETRO: Motion has been made and seconded that the

September 14, 1994

5

New Windsor Planning Board grant final approval to the Martha's Way subdivision on Beattie Road. Is there any further discussion from the board members? If not, roll.

ROLL CALL

MR. SCHIEFER	AYE
MR. LANDER	AYE
MR. PETRO	AYE

Map Number 176-94

Section 55 Block 1 Lot 65.3

City
Town
Village

X New Windsor

Title: Martha's Way

Dated: 8-17-94 Rev. 10-28-94

Approved by Carmen Subaldi Jr.

on 10-26-94

Record Owner Polkowski, Edward + Joan

MARION S. MURPHY
Orange County Clerk

2 Sheets

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/26/94

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 94-12

NAME: MARTHA'S WAY SUBDIVISION

APPLICANT: POLKOWSKI, EDWARD

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
05/05/94	3 LOTS @ 150.00 EA	PAID		450.00	
05/11/94	P.B. ATTY. FEE	CHG	35.00		
05/11/94	P.B. MINUTES	CHG	27.00		
07/13/94	P.B. ATTY. FEE	CHG	35.00		
07/13/94	P.B. MINUTES	CHG	36.00		
09/14/94	P.B. ATTY. FEE	CHG	35.00		
09/14/94	P.B. MINUTES	CHG	9.00		
09/28/94	P.B. ENGINEER	CHG	184.50		
10/26/94	RET. TO APPLICANT	CHG	88.50		
	TOTAL:		450.00	450.00	0.00

*Please issue a check in
the amount of \$88.50 to:*

*Edward Polkowski
Leitoma Lane
Rock Tavern, N.Y. 12575*

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/28/94

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 94-12

NAME: MARTHA'S WAY SUBDIVISION

APPLICANT: POLKOWSKI, EDWARD

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
10/26/94	PLANS STAMPED	APPROVED
09/14/94	P.B. APPEARANCE . NEED COPY OF MAINTENANCE AGREEMENT	APPR. COND.
07/13/94	P.B. APPEARANCE . PRIVATE ROAD AGRMNT -	NEG DEC.:WAIVE P.H. CHNG LINE ON CUL-DE-SAC - COORD. 911
07/13/94	P.B. APPEARANCE (CON'T)	RETURN TO WORKSHOP
05/11/94	P.B. APPEARANCE	LA: REVISE & RETURN
04/20/94	WORK SESSION APPEARANCE	SUBMIT
03/02/94	WORK SESSION APPEARANCE	REVISE & RET. TO WS

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/14/94

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 94-12

NAME: MARTHA'S WAY SUBDIVISION

APPLICANT: POLKOWSKI, EDWARD

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	05/05/94	MUNICIPAL HIGHWAY	05/10/94	APPROVED
ORIG	05/05/94	MUNICIPAL WATER	05/06/94	APPROVED
ORIG	05/05/94	MUNICIPAL SEWER	09/07/94	SUPERSEDED BY REV2
ORIG	05/05/94	MUNICIPAL SANITARY	09/07/94	SUPERSEDED BY REV2
ORIG	05/05/94	MUNICIPAL FIRE	05/09/94	APPROVED
ORIG	05/05/94	PLANNING BOARD ENGINEER	09/07/94	SUPERSEDED BY REV2
REV1	06/23/94	MUNICIPAL FIRE	06/30/94	APPROVED
REV1	06/23/94	MUNICIPAL HIGHWAY	07/07/94	APPROVED
REV2	09/07/94	MUNICIPAL HIGHWAY	09/09/94	APPROVED
REV2	09/07/94	MUNICIPAL WATER	09/09/94	NO TOWN WATER
REV2	09/07/94	MUNICIPAL SEWER	/ /	
REV2	09/07/94	MUNICIPAL FIRE	09/09/94	APPROVED
REV2	09/07/94		/ /	
REV2	09/07/94		/ /	

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

___ LOTS @ 150.00 (FIRST 4 LOTS).....\$ 450.00
___ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$

COMMERCIAL:

___ LOTS @ 400.00 (FIRST 4 LOTS).....\$
___ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$

TOTAL ESCROW DUE....\$

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00
PRELIMINARY PLAT APPROVAL\$ 100.00
FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 115.00
FINAL PLAT SECTION FEE.....\$ 150.00
BULK LAND TRANSFER...(\$100.00).....\$

TOTAL SUBDIVISION APPROVAL FEES.....\$ 265.00

RECREATION FEES:

2 LOTS @ ^{500.00}~~\$1000.00~~ PER LOT.....\$ 1,000.00

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$
PLANNING BOARD ATTORNEY FEES.....\$
MINUTES OF MEETINGS.....\$
OTHER.....\$

PERFORMANCE BOND AMOUNT.....\$

5% OF ABOVE AMOUNT.....\$ X

ESTIMATE OF PRIVATE IMPROVEMENTS: \$

4% OF FIRST \$50,000.00 OF ABOVE:.....\$

2% OF REMAINDER OF ABOVE:.....\$

TOTAL INSPECTION FEE DUE:.....\$

PRIVATE ROAD
MAINTENANCE DECLARATION

THIS DECLARATION, made this ¹⁹5 day of October, 1994, is intended to refer to a certain subdivision of land off Beattie Road in the Town of New Windsor, County of Orange, State of New York, entitled "Martha's Way Subdivision, Town of New Windsor, Orange County, New York" dated February 8, 1994, last revised August 17, 1994, the original map of which is being duly filed in the Orange County Clerk's Office simultaneously herewith,

WHEREAS, Edward J. Polkowski and Joan Polkowski are the title and record owners of Lot 1, Lot 2, and Lot 3, on said Map and

WHEREAS, there is and will be a private road running along said lots substantially as set forth and shown on said Map and

WHEREAS, it is and will be in the best interests of all present and future owners of said lots to have an understanding and agreement for the use of said private road for purposes of ingress, egress, and utilities and to maintain said private road and to set forth the distribution of expenses and costs for the maintenance, improvements, and repairs of the same, and

WHEREAS, these rights and obligations and burdens are and will be granted and assumed and carried by owners of said

lots, and their successors in interest, and all present and future owners, in accordance with the provisions hereof, and

WHEREAS, it is the intention of all present and future owners to file and record this Declaration and to make the provisions hereof binding upon the record owners of said lots, and any other owners thereof who may succeed in interest thereto.

IT IS HEREBY DECLARED AS FOLLOWS:

FIRST: The record owners of said lots will refer to this Declaration in any Deed conveying title to any of said lots. Said owner(s) shall have a right of way over said private road for purposes of ingress, egress, and utilities, upon acceptance of title and Deed to the lot, and said owner(s) shall assume the obligations and burdens set forth herein, upon the issuance of a building permit for the lot, or lacking the same, upon any clearing of or improvements being made to the lot. The full and free use of said private road shall not be obstructed or interfered with by any owner or other person or persons.

SECOND: The record owners of said lots shall meet at least once every year to determine what maintenance or improvements or repairs shall be performed upon said road for the coming year, (including snow removal, surfacing, paving, graveling, cleaning, filling in holes, and any other item of work necessary for the safe and convenient use of said road by the

owners of said lots), and the manner and method of performing the same, or of having the same performed by others and paying for the same, including the naming of one of said lot owners as 'spokesperson' for all.

THIRD: All decisions relating to the maintenance or improvements or repairs of said road as set forth in paragraph SECOND shall be made by a majority vote of the record owners of said lots who are in attendance. There shall be, and are, a total of three votes with respect to any such decision, one vote for each said lot owner, and each said lot owner shall be responsible for the proportion of expense and cost for such maintenance, improvement, or repair that his or her lot vote bears to the three said lot votes eligible to be cast. There shall be one vote for any one lot, regardless of the number of owners.

FOURTH: The 'spokesperson' for said lot owners shall gather the bills, invoices, or other accounts for the expenses and costs of any such maintenance, improvement, or repair of said road, and shall immediately notify the other remaining lot owners of the same and their proportionate share of said expenses and costs. Within ten (10) days of such notification, each lot owner shall deliver an appropriate check to the 'spokesperson', representing his or her proportionate share of said expenses and costs, and the 'spokesperson' shall then and


immediately forward said sums to pay the bills for said expenses and costs. In the event one of the said lot owners fails to deliver his or her check as set forth above, then the 'spokesperson' shall be authorized:

- (a) to forward the said portion of said bill or invoice that has been delivered to him for payment, to the person or persons performing any such work on the road, together with a statement setting forth the proportionate share thereof that remains unpaid and the name and address of the lot owner who has failed to pay his or her share, or
- (b) to collect from one or more other lot owners the portion of said bill or invoice that remains unpaid, and then to forward to the person or persons performing any such work on the road, the monies for full payment of the same.

Each said lot owner understands and consents and agrees that in the event any lot owner fails to pay his or her proportionate share as set forth above, then either the person or persons performing the said work upon the road, or the one or more other lot owners who have paid an increased share of said expenses and costs, shall be entitled to recover from the lot owner who fails to pay his or her proportionate share, the monies due and owing therefor, and the same shall subject the real property of said lot owner who fails to pay his or her proportionate share to a

lien in the amount of the sum due and owing therefor, together with interest thereon, plus costs and expenses, including reasonable attorney fees.


EDWARD J. POLKOWSKI


JOAN POLKOWSKI

STATE OF NEW YORK:

SS.:

COUNTY OF ORANGE :

On this 5th day of October, 1994, before me personally came Edward J. Polkoski to me known and known to me to be the person described in and who executed the foregoing instrument and who duly acknowledged that he executed the same.



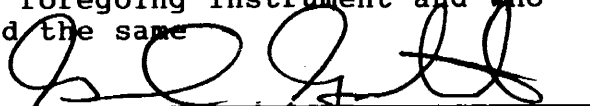
STATE OF NEW YORK:

SS.:

COUNTY OF ORANGE:

GARY A. GALATI
Notary Public, State of New York
Certified in Orange County
Commission Expires Oct. 31, 1995.

On this 5th day of October, 1994, before me personally came Joan Polkowski to me known and known to me to be the person described in and who executed the foregoing instrument and who duly acknowledge that she executed the same



GARY A. GALATI
Notary Public, State of New York
Certified in Orange County
Commission Expires Oct. 31, 1995.

ORANGE COUNTY CLERK'S OFFICE

CUSTOMER RECEIPT NUMBER:

48345

1	CP1 10/18/94 01:38:48	62276 RE	25.00	
1	CP1 10/18/94 01:38:48	62276 EF	5.00	
1	CP1 10/18/94 01:38:48	CA	50.00	E POLKOWSKI
1	CP1 10/18/94 01:38:48	TO	30.00	
1	CP1 10/18/94 01:38:48	PD	50.00	
1	CP1 10/18/94 01:38:48	CH	20.00	

10/24/94
OK
by phone
by Andy Krieger
@

PLANNING BOARD FILE NUMBER: 94-12

MEMORANDUM FOR FILE

DATE: Sept. 16, 1994

On this date: I asked Amy from Zimmerman Esq. for
a copy of the maintenance Agreement.

AS OF: 09/28/94

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 97-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 94- 12

FOR WORK DONE PRIOR TO: 09/28/94

TASK-NO	SEC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
									EXP.	BILLED	BALANCE
94-12	72903	03/02/94	TIME	NJE	WS POLKOWSKI	70.00	0.40	28.00			
94-12	75257	04/08/94	TIME	NJE	NO POLKOWSKI TC	70.00	0.20	14.00			
94-12	75627	04/20/94	TIME	NJE	WS POLKOWSKI	70.00	0.40	28.00			
94-12	77583	05/11/94	TIME	YCK	CL N/AVM COMMENTS	25.00	0.50	12.50			
94-12	78269	05/11/94	TIME	NJE	NO MARTHA'S WAY	70.00	0.50	35.00			
								117.50			
94-12	81906	06/30/94			BILL 94-361 7/13/94 FD					-117.50	
										-117.50	
94-12	82955	07/11/94	TIME	NJE	NO MARTHA'S WAY SUB	70.00	0.40	28.00			
94-12	82959	07/12/94	TIME	YCK	CL N/AVM COMMENTS	25.00	0.50	12.50			
94-12	82943	07/12/94	TIME	NJE	NO MARTHA'S WAY SUB	70.00	0.10	7.00			
94-12	87631	09/13/94	TIME	YCK	CL N/AVM COMMENTS	25.00	0.50	12.50			
94-12	87185	09/14/94	TIME	NJE	NN MARTHA'S FINAL APPL	70.00	0.10	7.00			
					TASK TOTAL			164.50	0.00	-117.50	47.00
					GRAND TOTAL			164.50	0.00	-117.50	47.00

ZIMMERMAN
ENGINEERING & SURVEYING, P.C.

Route 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

GERALD ZIMMERMAN P.E., L.S.

NOTICE OF TRANSMITTAL

DATE October 10, 1994

TO Town of New Windsor
 555 Union Avenue
 New Windsor, NY 12550

JOB NUMBER 93-47

RE Martha's Way Subdivision

**WE ARE FORWARDING
YOU THE FOLLOWING**

1 Mylar

8 Paper Prints

Private Road Maintenance Declaration

REMARKS For Planning Board Chairmans Signature.

COPY TO Mr. & Mrs. Ed Polkowski

SIGNED



RESULTS OF P.B. MEETING

DATE: September 14, 1994

PROJECT NAME: Martha's Way Sub. PROJECT NUMBER 94-12

(Polkowski)

LEAD AGENCY: * NEGATIVE DEC: *

M) ___ S) ___ VOTE: A ___ N ___ * M) ___ S) ___ VOTE: A ___ N ___ *

CARRIED: YES ___ NO ___ * CARRIED: YES: ___ NO ___ *

PUBLIC HEARING: M) ___ S) ___ VOTE: A ___ N ___

WAIVED: YES ___ NO ___

SEND TO OR. CO. PLANNING: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO ___

SEND TO DEPT. OF TRANSPORT: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO ___

DISAPP: REFER TO Z.B.A.: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO ___

RETURN TO WORK SHOP: YES ___ NO ___

APPROVAL:

M) ___ S) ___ VOTE: A ___ N ___ APPROVED: _____

M) L S) S VOTE: A 3 N 0 APPR. CONDITIONALLY: 9/14/94

NEED NEW PLANS: YES ___ NO ___

DISCUSSION/APPROVAL CONDITIONS: _____

Need Maint. Agreement
Fees



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: MARTHA'S WAY (POLKOWSKI) SUBDIVISION
PROJECT LOCATION: BEATTIE ROAD
SECTION 55-BLOCK 1-LOT 65.3
PROJECT NUMBER: 94-12
DATE: 14 SEPTEMBER 1994
DESCRIPTION: THE APPLICATION INVOLVES THE SUBDIVISION OF THE
EXISTING 6.0 +/- ACRE PARCEL INTO THREE (3) SINGLE-
FAMILY RESIDENTIAL LOTS. THE PLAN WAS
PREVIOUSLY REVIEWED AT THE 11 MAY 1994 AND
13 JULY 1994 PLANNING BOARD MEETINGS.

1. At this time, it is my understanding that all previous technical concerns with regard to this subdivision have been addressed on this latest plan.

Further, it is my understanding that all procedural items relative to Town subdivision review and SEQRA review have been satisfied.

2. At this time, I am aware of no reason why this application could not be considered for final subdivision approval.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:MARTHA2.mk



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: MARTHA'S WAY (POLKOWSKI) SUBDIVISION
PROJECT LOCATION: BEATTIE ROAD
SECTION 55-BLOCK 1-LOT 65.3
PROJECT NUMBER: 94-12
DATE: 13 JULY 1994
DESCRIPTION: THE APPLICATION INVOLVES THE SUBDIVISION OF THE EXISTING 6.0 +/- ACRE PARCEL INTO THREE (3) SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 11 MAY 1994 PLANNING BOARD MEETING.

1. The plan has been revised in accordance with the discussions at the referenced meeting and my review comment sheet.

Although the bulk table has been expanded, with all necessary values being provided, the Applicant's surveyor should verify the "provided" values before the final plan is submitted.

2. The intent of the ownership of the private road should be clarified on the plan.
3. The Board should be aware that the number of bedrooms for Lots 1 and 3 are limited to three (3).
4. The Planning Board should determine if a **Public Hearing** will be necessary for this **minor subdivision**, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
5. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: MARTHA'S WAY (POLKOWSKI) SUBDIVISION
PROJECT LOCATION: BEATTIE ROAD
SECTION 55-BLOCK 1-LOT 65.3
PROJECT NUMBER: 94-12
DATE: 13 JULY 1994

6. As per the 911 Policy/Procedures adopted by the Town, this project will require the assignment of a street name and numbering during the Planning Board review process. The Applicant should coordinate this aspect with the Fire Inspector's office.
7. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

a:MARTHA.mk

MARTHA'S WAY SUBDIVISION (94-12) BEATTIE ROAD

Mr. Michael Murphy appeared before the board for this proposal.

MR. MURPHY: This subdivision project has been before the board once before and in an effort to address some of the concerns, what we've done here is we've changed the right-of-way. First of all, this is going to be a private road but the town was concerned that in the future, if it gets turned into a town road, that there won't be room for a full turnaround right-of-way so we've provided that room for the right-of-way. We still intend to only build a T type turnaround which I believe will be sufficient for the three lots that we're proposing at this time.

MR. LANDER: All you have to do is convince the Highway Superintendent.

MR. PETRO: We have highway approval on 7/7/94 and fire approval on 6/30/94 but I have a question about the cul-de-sac there. If you look at contour lines, how are you going to have a grade within that parameter?

MR. MURPHY: There's a profile on sheet 2 and as you can see, because of the amount of cutting, it's still pretty much uphill where it starts we actually have to cut up to get back to existing grade.

MR. PETRO: In the back of the cul-de-sac, you have got only seven or eight foot grade.

MR. MURPHY: Right where it drops down.

MR. PETRO: Mark, do you see that?

MR. EDSALL: Yeah. The Highway Superintendent really isn't going to review this because it's a private road so as long as the Planning Board is comfortable that the turnaround is acceptable, the normal thing that you do is accept an alternate configuration rather than a cul-de-sac. I'm sure that if they propose this as a town road at sometime in the future, they'll have to

address at that point some type of slope protection or a short retaining wall to accomplish a cul-de-sac but again, that would be something that would be part of their upgrade of the town road. And as Mike's indicating, the slope is falling back down on the far side. They could put a retaining wall in. They could put some fill in with some slope stabilization. They have a couple different alternatives.

MR. BABCOCK: Who is going to own the private road? It's a separate lot, the way I see it.

MR. MURPHY: That is true, is that not the way it is in the Town of New Windsor?

MR. EDSALL: No, give you a copy of the comments, one of the comments is that you should address the ownership. It has to be owned either jointly or singly. Can't be a separate lot.

MR. MURPHY: If it's going to be owned singly, we would add that area to the large lot in the back, lot number 3.

MR. LANDER: Say that again, Mike.

MR. MURPHY: If the road parcel has to be owned by one lot, we're going to add it to the lot in the back, lot number 3.

MR. LANDER: Then he has to maintain that private road, correct, it's his property.

MR. EDSALL: You can have it owned wholly by lot 3 and then the private road maintenance agreement would require that all three lots share in the maintenance.

MR. KRIEGER: Regardless of whether you have it owned by one lot or you have it owned by all three with mutual easements, you're still going to need easements so that the others are guaranteed they can use it and then if it's owned jointly, so that each is guaranteed they can use the part owned by somebody else and you're going to need some kind of an agreement.

MR. PETRO: Also by lot number 3 is the property line to lot number 3 runs along the stone wall that is pictured there.

MR. MURPHY: No, the property line for lot number 3 falls in between the two houses on the top of the page, that is just a stone wall with the contour lines. There's a lot of ink, looks like a property line.

MR. PETRO: Show me on that map.

MR. MURPHY: Lot number 3 in the back here starts here, runs across and takes in the whole area in the back and around the loop. Now if we're going to add that cul-de-sac area to lot number 3, then it would run fully up to the front of the road.

MR. PETRO: Would it run up to the road?

MR. MURPHY: Right, if this right-of-way.

MR. PETRO: The road part would be part of number 3?

MR. LANDER: Right, the roadway itself.

MR. PETRO: You can do away with the property line, you don't need that, you can use the other side of it if it's going to be part of lot number 3.

MR. MURPHY: Right, then that would be done with an easement line.

MR. PETRO: Follow that, Mark, you have a problem with that?

MR. EDSALL: I was reviewing some grading with Mike. As far as adding the whole road to lot 3, that is fine, as long as Andy says there's proper easements in the maintenance agreement.

MR. KRIEGER: You have to have a maintenance agreement because otherwise, even if the Planning Board would not, were not to require at this point, I can tell you when they went to sell, whoever went to sell houses on lots number 1 and 2, the banks, whatever lending

institution is involved, is going to ask for a private road maintenance agreement. And if it doesn't exist, funding may be a difficult thing to acquire.

MR. EDSALL: The line on the back of that cul-de-sac, Mike, should just be shown dashed as being the limit of the easement?

MR. MURPHY: Right.

MR. KRIEGER: When you're dealing with the cul-de-sac and the line, Mark is right, it should be dashed but you have got to carve that out as an easement, otherwise, you reserve that property in some way otherwise.

MR. PETRO: Make this an easement line.

MR. KRIEGER: Then it's got to be mutual easement among all the lots, it has to be defined, otherwise, the owner of lot number 3 may decide to do something else with that land and thereby eliminating the failsafe requirement that you are putting in there.

MR. PETRO: This is R1 zone, what's your neighbors around the property? And members of the board, I'm asking this to see whether or not we need a public hearing.

MR. MURPHY: Neighbors, what are they?

MR. PETRO: All single-family homes?

MR. MURPHY: All single-family homes.

MR. PETRO: This board has the power to waive the public hearing under Paragraph 4 B of the subdivision regulations. Ron, Carmen, do you have any problem with that?

MR. DUBALDI: Is this a lot where there's a vacated trailer or something on the lot? Is that the one where we took a site visit to last year?

MR. PETRO: I don't think that is it, no.

MR. MURPHY: No, there's no trailers on the site.

MR. PETRO: Remember the contour was very, very steep too, coming off the road, this isn't that steep on that lot. Remember, it went way down.

MR. LANDER: I wasn't there. Do we have any existing houses surrounding this property?

MR. MURPHY: Nothing in the back here, it's open fields back here, we've got one house here and another one there. This lot across the street is vacant. There's a house here and this driveway leads down to a house that is probably about 150 feet back.

MR. LANDER: How is the sight distance on this turn?

MR. MURPHY: Sight distance around the turn is fairly tight, I mean that is why we're proposing this regrading of the embankment, cutting it back, to open it up around that turn and that may also improve the sight distance at the proposed intersection and it will also benefit Beattie Road because it's going to be opening up the view of that entire curve so anybody who passes by will receive the benefit.

MR. PETRO: We have highway approval on 7/7/94.

MR. LANDER: Thank you.

MR. PETRO: Number 4 is the one I was working on. We can do something. It's an R1 zone there.

MR. DUBALDI: I make a motion we waive the public hearing.

MR. LANDER: Second it.

MR. PETRO: We can come back to it. 911 is going to have to be scheduled out, you're going to do that with Mark, coordination with the applicant?

MR. EDSALL: What they can do the normal procedure which I think Mike, you have a copy of the procedure,

we set up, if not, we can get you a copy, send a copy of the plan to Bob Rogers, he will mark it up and set the numbers up.

MR. PETRO: Street name and number for the lots and be aware, make sure that the street name is not--is there a computer list of the names in New Windsor yet?

MR. EDSALL: Bob Rogers has that master list.

MR. PETRO: Can't be any duplicates, obviously.

MR. MURPHY: We spoke to him once about the street name.

MR. EDSALL: He's checked the name out and he needs now to establish the numbers.

MR. LANDER: I second that motion on the waiver of the public hearing.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing under Paragraph 4 B of the subdivision regulations to waive the public hearing. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. DUBALDI: Make a motion we declare negative dec under the SEQRA process.

MR. LNADER: Second it.

MR. PETRO: Mike, is there any wetlands or anything?

MR. MURPHY: No, there isn't. We're on a hill here, everything pitches forward, all of these three lots are fairly steep slopes down in the back here. It's a little flat but we're not proposing any disturbances.

MR. PETRO: I see a smile. Is there something you want to say?

MR. EDSALL: No, I was just smiling at Mr. Babcock's observation.

MR. PETRO: We have a motion that the Planning Board declare a negative dec for the Martha's Way subdivision. Is there a second?

MR. LANDER: Second it.

MR. PETRO: Motion has been made and second that the New Windsor Planning Board declare negative dec on the Martha's Way subdivision on Beattie Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. PETRO: At such time the Planning Board has made further review, further engineering review, and comments will be made by the Planning Board engineer so why don't we get the 911 situation straightened out. What else are we looking at there? Anything else there, Ron or Carmen?

MR. LANDER: No.

MR. DUBALDI: No.

MR. PETRO: Mark, is there anything, anything that I left out, just the 911?

MR. MURPHY: Could we request preliminary approval at this time?

MR. DUBALDI: Without knowing the lot lines?

MR. MURPHY: We know basically we're going to take this area, deed it to lot number 3 and what's shown as a

roadway area will be an easement area, all three lots share in the roadway.

MR. PETRO: I think I'd be uncomfortable without having a map with the proper lot lines giving preliminary approving. Mark, do you have anything to add to that?

MR. EDSALL: Whatever the board's comfortable with. Alls they have to do is change it from a property line to an easement line, I think that is the only line change you're going to make, correct?

MR. PETRO: We still need some easement descriptions put on the plan.

MR. KRIEGER: Note on the plan that it is subject to private road maintenance agreement and mutual easements.

MR. EDSALL: We can get all those on at the workshop and get it back in to you with all that information.

MR. LANDER: Once it's done, we'll act on it.

MR. PETRO: I don't see where it's going to affect anything, you have to do it, you're going to come back.

MR. MURPHY: So we'll come back for preliminary and final this time.

MR. PETRO: Get the easement description done and that lot line shown as a lot line.

MR. MURPHY: Okay, thank you very much for your time.

RESULTS OF P.B. MEETING

DATE: July 13, 1994

PROJECT NAME: Martha's Way PROJECT NUMBER 94-12

LEAD AGENCY:

* NEGATIVE DEC:

M) S) VOTE: A N

* M) D S) L VOTE: A 3 N 0

CARRIED: YES NO

* CARRIED: YES: ✓ NO

PUBLIC HEARING: M) D S) L VOTE: A 3 N 0

WAIVED: YES ✓ NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES ✓ NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

the Private road must be owned by one or all of the lots
Need maintenance agreement (Need note or plan)
change line on Cul-de-sac (dashed) (Existent line)
Co-ordinate 911 w/ Rodgers

RESULTS OF P.B. MEETING

DATE: May 11, 1994

PROJECT NAME: Monterey Way Sub. PROJECT NUMBER 94-12

LEAD AGENCY:

* NEGATIVE DEC:

M) 0 S) 1 VOTE: A 5 N 0

* M) S) VOTE: A N

CARRIED: YES ✓ NO

* CARRIED: YES: NO

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Do Perc tests

Address Mark's comments

ZIMMERMAN
ENGINEERING & SURVEYING, P.C.

Route 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

GERALD ZIMMERMAN P.E., L.S.
MICHAEL M. MURPHY, P.E.

May 12, 1994

Town of New Windsor
Highway Department
555 Union Avenue
New Windsor, NY 12550

Attn.: Mr. Fred Favo, Highway Superintendent

Re: Martha's Way Subdivision
Beattie Road
Town of New Windsor
Orange County, New York

Dear Mr. Favo:

As you may recall, on March 16, 1994 we had a meeting at the above noted project site to discuss and review in the field the proposed road cuts for this project site. At the time of our meeting the subdivision plan showed three (3) driveway cuts consisting of one joint driveway entrance for lots numbered 1 & 3 and lot number 2 had it's own separate driveway entrance to be located at the existing driveway cut near the south end of the project site.

Our present plan calls for only one private road entering onto Beattie Road located at the previously proposed joint driveway entrance for lots 1 & 3. Each of the three (3) new lots would have driveway access only onto the proposed private road (Martha's Way).

Also as part of this project, as we discussed at our meeting, the developer would cut back the existing embankment along the project frontage to improve sight distances along the curve in Beattie Road. A detail for this clearing and the proposed grading are presently shown on the plan.

Town of New Windsor Highway Department
Mr. Fred Fayo, Highway Superintendent
Martha's Way Subd.

-2-

May 12, 1994

Enclosed please find a copy of the subdivision plans for this project. If you would, please review this plan as it relates to your department's requirements and report your findings to the Town of New Windsor, Planning Board.

Your cooperation and assistance in reviewing this plan is greatly appreciated.

Sincerely
ZIMMERMAN ENGINEERING & SURVEYING, P.C.


Michael M. Murphy, P.E.
Project Engineer

Encl.

cc: Town of New Windsor, Planning Board ✓
Applicant
File

ZIMMERMAN
ENGINEERING & SURVEYING, P.C.

Route 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

GERALD ZIMMERMAN P.E., L.S.
MICHAEL M. MURPHY, P.E.

June 22, 1994

Mr. James Petro, Chairman
and Planning Board Members
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

Re: Martha's Way Subdivision
Town of New Windsor
Our Job No. 93-47

Dear Chairman Petro and Planning Board Members:

At this time we are submitting plans for the above referenced subdivision last revised June 21, 1994. The plans have been updated to reflect changes required by the Planning Board and consulting engineers letter dated May 11, 1994.

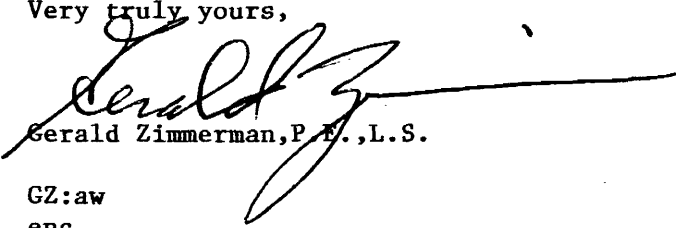
1. The zoning data table on the plan has been updated with the requested information.
2. We have submitted a plan on May 12, 1994, to the Highway Superintendent for his review regarding the private road.
(copy enclosed).

The application rate and material information has been provided for the double surface treatment on the private road.

3. The plan includes soil percolation and deep pit testing along with the design of sub-surface septic systems.

We trust the above addresses your concerns and request scheduling a Public Hearing for approval.

Very truly yours,


Gerald Zimmerman, P.E., L.S.

GZ:aw
enc.

CC: Mr. Ed Polkowski

ZIMMERMAN
ENGINEERING & SURVEYING, P.C.

Route 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

GERALD ZIMMERMAN P.E., L.S.
MICHAEL M. MURPHY, P.E.

May 12, 1994

Town of New Windsor
Highway Department
555 Union Avenue
New Windsor, NY 12550

Attn.: Mr. Fred Favo, Highway Superintendent

Re: Martha's Way Subdivision
Beattie Road
Town of New Windsor
Orange County, New York

Dear Mr. Favo:

As you may recall, on March 16, 1994 we had a meeting at the above noted project site to discuss and review in the field the proposed road cuts for this project site. At the time of our meeting the subdivision plan showed three (3) driveway cuts consisting of one joint driveway entrance for lots numbered 1 & 3 and lot number 2 had it's own separate driveway entrance to be located at the existing driveway cut near the south end of the project site.

Our present plan calls for only one private road entering onto Beattie Road located at the previously proposed joint driveway entrance for lots 1 & 3. Each of the three (3) new lots would have driveway access only onto the proposed private road (Martha's Way).

Also as part of this project, as we discussed at our meeting, the developer would cut back the existing embankment along the project frontage to improve sight distances along the curve in Beattie Road. A detail for this clearing and the proposed grading are presently shown on the plan.

Town of New Windsor Highway Department
Mr. Fred Fayo, Highway Superintendent
Martha's Way Subd.


-2-

May 12, 1994

Enclosed please find a copy of the subdivision plans for this project. If you would, please review this plan as it relates to your department's requirements and report your findings to the Town of New Windsor, Planning Board.

Your cooperation and assistance in reviewing this plan is greatly appreciated.

Sincerely
ZIMMERMAN ENGINEERING & SURVEYING, P.C.

A handwritten signature in cursive script, reading "Michael M. Murphy". The signature is written in dark ink and is positioned above the printed name and title.

Michael M. Murphy, P.E.
Project Engineer

Encl.

cc: Town of New Windsor, Planning Board
Applicant
File

MARTHA'S WAY SUBDIVISION (94-12) BEATTIE ROAD

Michael Murphy of Zimmerman Engineering appeared before the board for this proposal.

MR. MURPHY: My name is Michael Murphy, I'm with Zimmerman Engineering. I'm here presenting to you for the first time this subdivision. Ed Polkoswki is the applicant with us here tonight. Quickly what we have here is an existing 6 acre parcel out over Beattie Road. The applicant would like to subdivide this into 3 lots and construct a private road to service the 3 new lots. The lots will have individual wells and septs and all the driveway accesses will be only on to the private road and we'll have just one roadway cut on to Beattie Road. The roadway cut has been reviewed in the field by Mr. Fayo, the Highway Department and I believe he's in agreement with this location that we have. Also in addition if you have ever been on Beattie Road in this location, this is a rather tight turnaround, the hill and this sight distance is somewhat limited, so as part of this subdivision what we propose is to cut back the existing embankment out there as shown in the detail in the lower left-hand corner of the plan.

MR. LANDER: So Mike, how are we going to get to lot 3?

MR. MURPHY: Lot 3, the road, that is going to be a private road, here's the driveway.

MR. PETRO: You're going to extend the road at some point is what you're saying?

MR. MURPHY: We're going to build the private road.

MR. PETRO: How are you going to lot 3?

MR. MURPHY: Lot 3 there's the private road.

MR. PETRO: This lot 3 back here?

MR. MURPHY: Lot 3 is all of this, this 4 acre lot that is just a stone wall going through there.

MR. VAN LEEUWEN: How come you don't have a cul-de-sac back there?

MR. SCHIEFER: You're going to go out onto here?

MR. MURPHY: Just a T type turnaround. The cul-de-sac would eat up too much of the useable area on the top of the knoll where we wanted to site the house and septic area.

MR. VAN LEEUWEN: That driveway, is that in the location where it is right now?

MR. MURPHY: No, there's currently a dirt road in here, cuts in right above this existing culvert pipe.

MR. EDSALL: Jim, just one thing to correct I know the Planning Board--

MR. VAN LEEUWEN: What's the perc?

MR. MURPHY: We haven't gotten out there yet.

MR. VAN LEEUWEN: I'd check the perc first, I live right down the road there and the perc is tougher.

MR. MURPHY: We were kind of buried under this winter.

MR. EDSALL: On the T turnaround, I know the Planning Board and in many cases based on the specific conditions of a particular subdivision has taken the turnaround area, turnaround in lieu of the cul-de-sac, my only suggestion is that the T be extended so there's a little more room for a turnaround, I think that's a little short. Other than that, I wanted to see if the board was happy.

MR. SCHIEFER: What's Skip's reaction?

MR. EDSALL: It's a private road so Skip really--

MR. VAN LEEUWEN: The only thing is with this T type turnaround, the people that buy these houses, they want to turn it over to the Town. They'll have a problem. You should provide an easement that would, if they

wanted to, they can use it.

MR. LANDER: Shouldn't all these outlines--

MR. MURPHY: The whole private road is within an easement.

MR. VAN LEEUWEN: Yes but give them enough easement then they can have a hundred foot turnaround in the back in case they want to turn it over to the Town.

MR. MURPHY: I see what you're saying.

MR. VAN LEEUWEN: We're getting a lot of that.

MR. MURPHY: That was part of the problem why we didn't go for the cul-de-sac at this point, it's just eating up too much of the usable space on lot number 3.

MR. LANDER: Why would they put a Town road in here?

MR. VAN LEEUWEN: We're getting a lot of that, Ron.

MR. LANDER: What would be the reason?

MR. VAN LEEUWEN: We're getting two or three of them who want the Town to take it over. Now if you don't provide enough room they have to buy it off lot number 3.

MR. LANDER: Then it wouldn't be a town road.

MR. KRIEGER: Assuming lot 3 wants to sell.

MR. LANDER: You're not going to be able to subdivide, well, you can't subdivide, I don't understand why they would turn that over to a Town road, I don't.

MR. VAN LEEUWEN: Lot of them do.

MR. BABCOCK: Just because they don't want to maintain it themselves anymore, that is the basically it.

MR. VAN LEEUWEN: They are doing it.

MR. LANDER: Only because maybe they are adding lots to that maybe.

MR. BABCOCK: No, they are not adding lots. What it is, Ron, is they don't get mail delivery, they don't get garbage pickup.

MR. LANDER: Well, talking about you go from 510 to 530 and then 540, you're running, it's all uphill at that point.

MR. VAN LEEUWEN: Beautiful spot.

MR. LANDER: There's a comment on road cross-section that you have there, Mark's going to want gallons per square yard.

MR. VAN LEEUWEN: But Mike, do yourself a favor, go out and check the perc before you go any further.

MR. MURPHY: We do plan on doing that. It's not like we know there aren't soil limitations on the project site. As I said, we got buried under this winter with it and we're in the springtime now, everybody wants their jobs done all at the same time so we're just kind of backlogged.

MR. VAN LEEUWEN: This thing is liable to completely turn around.

MR. PETRO: Do we want the perc test witnessed by a representative of the Town of New Windsor?

MR. VAN LEEUWEN: I don't think that is necessary.

MR. PETRO: Or just have Mike just do it first?

MR. VAN LEEUWEN: Let's see what they come up to, if they are higher, we can make that decision.

MR. PETRO: Okay, one point Andy brings out also you see where it says lot number 3 in the back, even though it's a stone wall there, what's to stop any further development? You can have 4 houses on a private road at some point later coming in for a subdivision lot 3

into 2?

MR. VAN LEEUWEN: We can limit that, say no further subdivision.

MR. PETRO: And extending this road which is 400 feet, limit is 800 on a private road, I believe going back to lot number 3 or do we care?

MR. MURPHY: I see what you're saying but you already have one note on this map that says there should be no further lots on this plan, shall not be further subdivided, that is note number 4 and in addition to that, what's happening here is the land drops off rather sharply here and then back here, it's very low and wet so you know you'd be hardpressed.

MR. PETRO: You answered my question, thank you.

MR. KRIEGER: No intelligent person would buy it, that doesn't mean nobody would by it.

MR. PETRO: I think we can take lead agency and Mike can do some more homework.

MR. DUBALDI: Make a motion that the Planning Board assume lead agency.

MR. VAN LEEUWEN: Second it.

MR. PETRO: Motion has been made and seconded that the Town of New Windsor Planning Board assume lead agency on the Martha's Way subdivision on Beattie Road. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. DUBALDI	AYE
MR. SCHIEFER	AYE
MR. VAN LEEUWEN	AYE
MR. PETRO	AYE

MR. PETRO: I think we have gone as far as we can go.

May 11, 1994

29

Do the perc test and go over some of the housekeeping stuff with Mark, okay?

MR. MURPHY: Mark's got a list there?

MR. PETRO: He will give you one of his. Thank you.

MR. MURPHY: Would the board like to schedule a site inspection?

MR. PETRO: Not yet.

MR. MURPHY: Okay, thank you for your time tonight.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: MARTHA'S WAY (POLKOWSKI) SUBDIVISION
PROJECT LOCATION: BEATTIE ROAD
SECTION 55-BLOCK 1-LOT 65.3
PROJECT NUMBER: 94-12
DATE: 11 MAY 1994
DESCRIPTION: THE APPLICATION INVOLVES THE SUBDIVISION OF THE
EXISTING 6.0 +/- ACRE PARCEL INTO THREE (3)
SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS
REVIEWED ON A CONCEPT BASIS ONLY.

1. The zoning data table on the plan appears correct for the R-1 Single-Family Use; however, the table should be made complete with the addition of the minimum livable area requirement.

Although each of the lots appears to comply with the minimum bulk requirements, there appears to be the need for some corrections to the "provided" values in the table. In addition, the proposed house on Lot 1 does not comply with the required front yard setback from the private road. As part of the revisions to the plan, the Applicant should correct the buildable area limits depicted on the plan.

2. The private road appears to have a slope of approximately 10%, which is acceptable based on the Town Code requirements. The Applicant should obtain a review/approval from the Highway Superintendent for the proposed access and proposed grading/clearing.

The private road detail shown on Sheet 2 appears acceptable; however, the application rate and material information should be provided for the double surface treatment.

The Applicant's plan also includes a sight distance analysis pursuant to the proposed grading/clearing to enhance sight distance from the private road. The required sight distance values appear reasonable for the values provided; however, the Highway Superintendent should review the proposed access point and proposed available sight distances for acceptability.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

-2-

PROJECT NAME: MARTHA'S WAY (POLKOWSKI) SUBDIVISION
PROJECT LOCATION: BEATTIE ROAD
SECTION 55-BLOCK 1-LOT 65.3
PROJECT NUMBER: 94-12
DATE: 11 MAY 1994

3. The plans do not include sanitary design information. The Board should determine if the percolation and deep tests require witnessing by a representative of the Town.
4. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
5. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:MARTHA.mk

496-8134
EDWARD POLKOWSKI
JOAN POLKOWSKI

107

FEITSMA LN.
ROCK TAVERN, NY 12575

May 5 1994

29-7/213

PAY TO THE
ORDER OF

Town of New Windsor

\$ 450

00/100

Four hundred fifty dollars

00/100

DOLLARS

• INCLUDE MAIL



Key Bank of New York
60 State Street
Albany, NY 12207
60 State Street Office

NOT VALID FOR LESS THAN \$250.00

H

Joan M Polkowski

SIGNATURE

MEMO

⑆021300077⑆ 464301 036 997⑈

50447-02



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, ~~RECEIVED~~

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **94- 12**

DATE PLAN RECEIVED: **RECEIVED SEP 7 1994** **Rev 2**

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved ☒
disapproved ☐

If disapproved, please list reason _____

Fred S. [Signature] 9/9/94
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM



1763

TO: FIRE INSPECTOR, D.O.T., [REDACTED], SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94- 12

DATE PLAN RECEIVED: RECEIVED SEP 7 1994 Rev 2

The maps and plans for the Site Approval Martha's Way Subdivision
Subdivision _____ as submitted by

Zimmerman Engineering for the building or subdivision of
_____ has been

reviewed by me and is approved No Town Water,
disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

DATE

☒ WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 9 September 1994

SUBJECT: Martha's Way Subdivision

Planning Board Reference Number: PB-94-12

Dated: 7 September 1994

Fire Prevention Reference Number: FPS-94-049

A review of the above referenced subject subdivision plan was conducted on 8 September 1994.

This subdivision plan is acceptable.

Plans Dated: 17 August 1994 Revision 4


Robert F. Rodgers, C.C.A.

RFR/mvz

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 30 June 1994
SUBJECT: Martha's Way

Planning Board Reference Number: PB-94-12
Dated: 23 June 1994
Fire Prevention Reference Number: FPS-94-032

A review of the above referenced subject subdivision plan was conducted on 30 June 1994.

This subdivision plan is acceptable.

Plans Dated: 21 June 1994 Revision 3


Robert F. Rodgers, C.C.A.

RFR/mvz

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM



1763

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, ~~HIGHWAY~~

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94 - 12 *Rev. 1*

DATE PLAN RECEIVED: RECEIVED JUN 23 1994

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved ☒ _____,
disapproved ☐ _____.

If disapproved, please list reason _____

Fred L. Taylor *7/7/94*
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94 - 12

DATE PLAN RECEIVED: RECEIVED MAY - 5 1994 ORIG

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ☒ _____

disapproved ☐ _____

If disapproved, please list reason _____

Fred [Signature]
HIGHWAY SUPERINTENDENT

5/10/94
DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 9 May 1994

SUBJECT: Martha's Way Subdivision

Planning Board Reference Number: PB-94-12

Dated: 5 May 1994

Fire Prevention Reference Number: FPS-94-018

A review of the above referenced subject subdivision plan was conducted on 6 May 1994.

This subdivision plan is acceptable.

Plans Dated: 2 May 1994, Revision 2

Robert F. Rodgers C.C.A.
Robert F. Rodgers, C.C.A.

RFR/mvz

cc: H.E.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94- 12

DATE PLAN RECEIVED: RECEIVED MAY - 5 1994 ORIG

The maps and plans for the Site Approval _____

Subdivision Martha's Way as submitted by
_____ for the building or subdivision of

_____ has been

reviewed by me and is approved _____,

disapproved _____.

If disapproved, please list reason NO water available

HIGHWAY SUPERINTENDENT

DATE


WATER SUPERINTENDENT

5/6/94
DATE

SANITARY SUPERINTENDENT

DATE

CC: M.E.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

(TOWN) VILLAGE OF New Windsor P/B # 94--12
WORK SESSION DATE: 20 APR 94 APPLICANT RESUB.
REQUIRED:
REAPPEARANCE AT W/S REQUESTED: _____
PROJECT NAME: Polkow ski
PROJECT STATUS: NEW X OLD _____
REPRESENTATIVE PRESENT: Mr P / Mike Murphy
MUNIC REPS PRESENT: BLDG INSP. Working in MB
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- proposing shared driveway for lots 1 & 3
NG
- lot width will not comply later
if law corrected.
- discuss - P/R options - P/B will discuss T-turnaround
to return



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- 10
- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor

P/B # 94 - 12

WORK SESSION DATE: 2 MARCH 94

APPLICANT RESUB.

REAPPEARANCE AT W/S REQUESTED: Yes

REQUIRED: Full w/corrected plan

PROJECT NAME: Ed Pulkowski, rds

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Mike Murphy

MUNIC REPS PRESENT: BLDG INSP. _____

FIRE INSP. X

ENGINEER X

PLANNER _____

P/B CHMN. _____

OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Beattie Rd just short of P/G.

3 lot minor

① can't be shared driveway, must be P/R
get specs!

② meet w/acting hwy super get access
location

③ measure sight distance

4MJE91 pbwsform

RECEIVED MAY - 5 1994

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 125530

(This is a two-sided form)

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,
OR LOT LINE CHANGE APPROVAL

1. Name of Project Martha's Way Subdivision
2. Name of Applicant Edward Polkowski Phone (914) 496-8134
Address Fiesta Lane; Rock Tavern NY 12575
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Sames as above Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
Zimmerman Engineering
4. Person Preparing Plan & Survey, P.C. Phone (914) 782-7976
Address Route 17M; Harriman NY 10926
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning
Board Meeting Zimmerman Engineering & Surveying Phone (914) 782-7976
(Name)
7. Location: On the West side of Beattie Road
3,600 feet North
(Street)
(Direction)
of Twin Arch Road
(Street)
8. Acreage of Parcel 6,000 9. Zoning District R-1
9A. School District _____
10. Tax Map Designation: Section 55 Block 1 Lot 65.3
11. This application is for A three lot minor subdivision of 6.00 acres
of land.

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? No

If so, list Case No. and Name _____

13. List all contiguous holdings in the same ownership

Section 55 Block 1 Lot(s) 65.3

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

_____ being duly sworn, deposes and says that he resides at _____ in the County of _____ and State of _____ and that he is (the owner in fee) of _____

(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized _____ to make the foregoing application as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

11 day of July 1994
Anthony A. Saturno
Notary Public in the State of New York
County of Orange No. 3458670
My commission expires April 30, 1995
Notary Public

Edward J. Polkanich
(Owner's Signature)

Edward J. Polkanich
(Applicant's Signature)

(Title)

94-12
RECEIVED MAY - 5 1994

PROJECT I.D. NUMBER

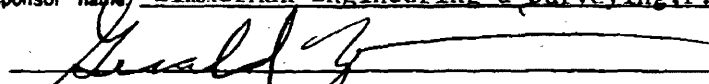
617.21

SEQR

Appendix C

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Edward Polkowski	2. PROJECT NAME Martha's Way Subdivision
3. PROJECT LOCATION: Municipality Town of New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) West side of Beattie Road, 3,600' north of Twin Arch Road.	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: A three lot subdivision of 6.0 ± acres. Lots 1 & 2 being 1.0 acres in size and Lot No. 3 being 4.0 ± acres. Lots to be served by individual wells and septics.	
7. AMOUNT OF LAND AFFECTED: Initially 6.00 acres Ultimately 6.00 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: Zimmerman Engineering & Surveying, P.C.	Date: 3-1-94
Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?	
<input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
_____ Name of Lead Agency	
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from responsible officer)
_____ Date	

RECEIVED MAY - 5 1994
94 - 12

PROXY STATEMENT
for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

Edward Polkowski, deposes and says that he
resides at Fiesta Lane; Rock Tavern, NY 12575
(Owner's Address)
in the County of Orange
and State of New York
and that he is the owner in fee of Tax Lot No. Section 55; Block 1;
Lot No. 65.3

which is the premises described in the foregoing application and
that he has authorized Zimmerman Engineering & Surveying, P.C.
to make the foregoing application as described therein.

Date:

April 14, 1994

Edward J. Polkowski
(Owner's Signature)

Lou Lanza
(Witness Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

94- 12

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. X Environmental Assessment Statement
- *2. X Proxy Statement
3. X Application Fees
4. X Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. X Name and address of Applicant.
- *2. X Name and address of Owner.
3. X Subdivision name and location.
4. X Tax Map Data (Section-Block-Lot).
5. X Location Map at a scale of 1" = 2,000 ft.
6. X Zoning table showing what is required in the particular zone and what applicant is proposing.
7. N/A Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. X Date of plat preparation and/or date of any plat revisions.
9. X Scale the plat is drawn to and North Arrow.
10. X Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. X Surveyor's certification.
12. X Surveyor's seal and signature.

*If applicable.

RECEIVED MAY - 5 1994

13. X Name of adjoining owners.
14. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. N/A Flood land boundaries.
16. N/A A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. X Final metes and bounds.
18. X Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. X Include existing or proposed easements.
20. N/A Right-of-Way widths.
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. X Lot area (in square feet for each lot less than 2 acres).
23. X Number the lots including residual lot.
24. N/A Show any existing waterways.
- *25. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. X Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. X Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

*If applicable.

94 - 12

29. X Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. X Provide "septic" system design notes as required by the Town of New Windsor.
31. X Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. X Indicate percentage and direction of grade.
33. X Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. X Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. X Indicate location of street or area lighting (if required).

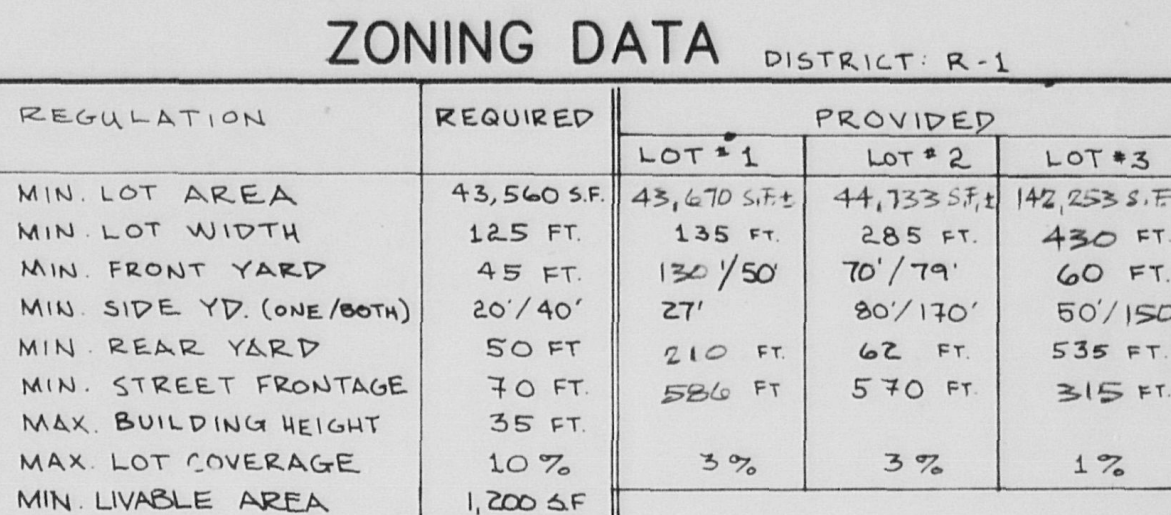
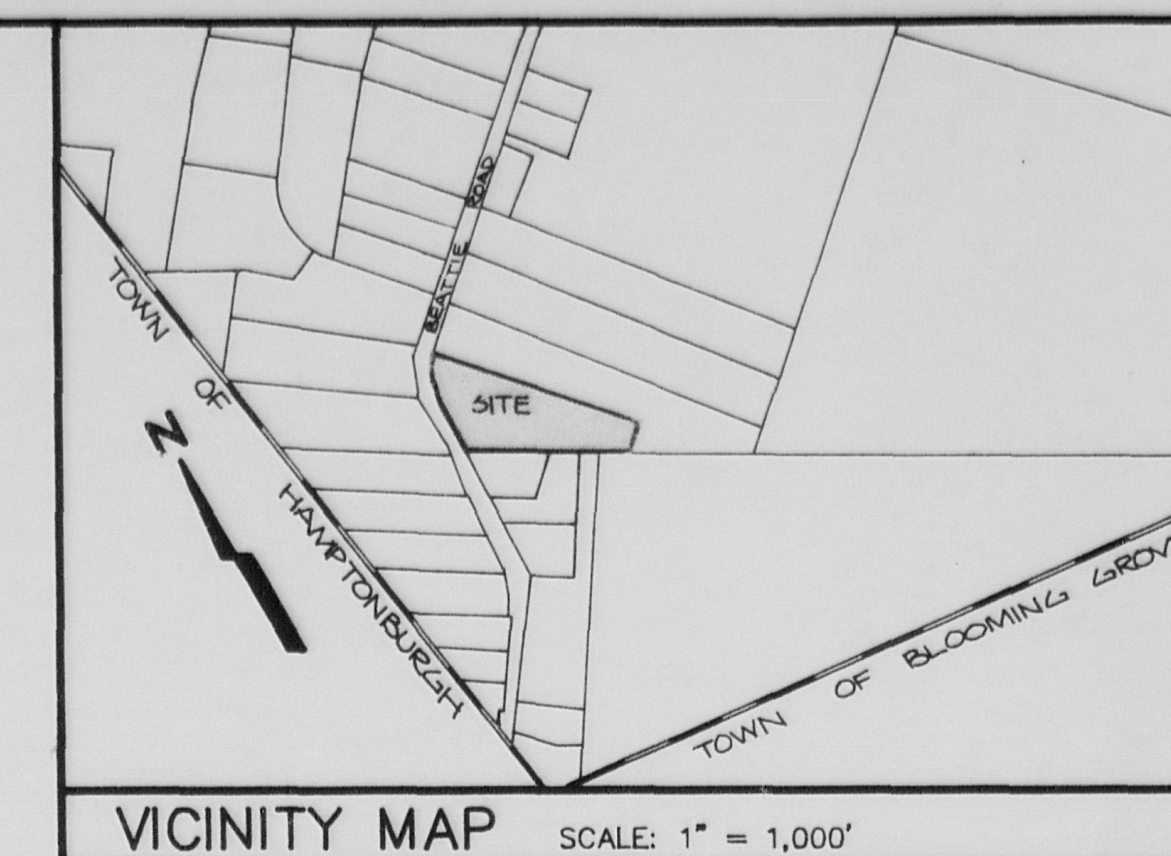
This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: 
Licensed Professional

Date: 3-16-94



SECTION: 55
BLOCK: 1
LOT: 65.3

DEFD

LIBER: 3822
PAGE: 308

EDWARD J. POLKOWSKI
JOAN POLKOWSKI
FEITSNA LANE
ROCK TAVERN, NEW YORK 12575

6.00 ± ACRES

LOT NO. 3 ON A MAP ENTITLED SUBDIVISION FOR
RAPID ACCELERATING CURVE CORP." TOWN OF NEW
WINDSOR, ORANGE COUNTY, NEW YORK, FILED IN THE
D.C.C.O. AS MAP NO.5866 ON 4-12-82.

1. TOTAL NUMBER OF LOTS = 3
2. TOPOGRAPHY BASED ON U.S.G.S. DATUM AND FIELD RUN.
3. LOTS TO BE SERVICED BY ON SITE INDIVIDUAL PRIVATELY OWNED DRILLED WELLS AND SUBSURFACE SEWAGE DISPOSAL SYSTEMS.
4. THE LOTS SHOWN ON THIS PLAN SHALL NOT BE FURTHER SUBDIVIDED
5. THE DESIGN AND LOCATION OF THE WELLS AND SEPTIC SYSTEMS SHOWN ON THIS PLAN SHALL NOT BE CHANGED.
6. THIS SUBDIVISION CONTAINS A PRIVATE ROAD WHICH THE TOWN OF NEW WINDSOR HAS NO RESPONSIBILITY TO MAINTAIN, PROVIDE SERVICES FOR NOR MAKE ANY IMPROVEMENTS TO. ALL SUCH COSTS SHALL BE BORNE BY THE PROPERTY OWNERS USING SAID ROAD.
7. MAINTENANCE OF PRIVATE ROAD TO BE SHARED BY OWNERS OF LOTS 1, 2, & 3.
A DECLARATION OR AGREEMENT SHALL BE RECORDED IN THE ORANGE COUNTY CLERKS OFFICE AT THE TIME OF FILING OF THE SUBDIVISION PLAN. LOT NO.'S 1 & 2 SHALL HAVE AN EASEMENT OVER THE PRIVATE ROAD INGRESS & EGRESS.

I HEREBY CERTIFY THAT THE SEWAGE & WATER FACILITIES SHOWN ON THIS PLAT HAVE BEEN DESIGNED IN ACCORDANCE WITH THE STANDARDS & REQUIREMENTS PROMULGATED BY THE N.Y.S. DEPT. OF HEALTH & ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS & FURTHER THAT SUCH DESIGN IS BASED UPON ACTUAL SOIL & SITE CONDITIONS FOUND UPON SUCH LOT AT THE DESIGN LOCATION AT THE TIME OF SUCH DESIGN.

I HEREBY CERTIFY THAT THIS MAP SHOWS THE RESULT OF
AN ACTUAL FIELD SURVEY COMPLETED ON 10-09-93

REVISIONS:

① APRIL 8, 1994

② 5-2-94

③ 6-21-94

④ 8-17-94

SHEET NO. 1 OF 2	
SCALE: 1" = 50'	
DATE: FEBRUARY 8, 1961	
JOB NO. 93-47	DRAWN BY

MARTHA'S WAY
SUBDIVISION
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

ZIMMERMAN ENGINEERING & SURVEYING,P.C.
ROUTE 17M
HARRIMAN,NEW YORK 10926 PHONE:(914) 782-7976

SECTION - A: TYPICAL SIGHT DISTANCE EMBANKMENT CLEARING SCALE: 1" = 10'

TOWN APPROVAL BOX

SUB DIVISION APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON OCT 26 1984

BY CARMEN R. DUBALDI, JR.
SECRETARY

SIGHT DISTANCE ANALYSIS

VIEW POINT	LOOKING NORTH		LOOKING SOUTH	
	EXISTING	PROPOSED	EXISTING	PROPOSED
#1	250'	325'	475'	475'

NOTE:

1. POSTED SPEED LIMIT ON BEATTIE ROAD = 30 MPH
2. AASHTO DESIRABLE STOPPING SIGHT DISTANCES:

<u>SPEED LIMIT (MPH)</u>	<u>SIGHT DISTANCE (FT.)</u>
30	200
40	300
50	450

LAND GRADING AND EROSION CONTROL MEASURES

Land to be cut or filled will be cleared of those trees which cannot be saved.

Fill material will be free of all decomposable material.

Once the rough grading is complete, a temporary cover consisting of rye grass would be seeded at a rate of 1/2 lb. per 1,000 s.f. of area.

No cut or fill slope shall exceed 2:1 unless retaining walls are being installed. We recommend that all disturbed areas not being worked on within 30 days be temporarily seeded to ryegrass at a rate of 1 1/2 lb. per 1,000 sq. ft.

Siltation fencing will be used to protect streams and neighboring properties from siltation.

All sediment basins or traps shall be cleared when they become 50% full.

At the completion of the project, all temporary siltation devices shall be removed and the affected areas regraded, planted or treated in accordance with the approved site plans.



WELL DETAIL-TYPICAL

WATER LINE TRENCH DETAIL

1,250 & 1,000 GAL. SEPTIC TANK DETAILS

SEPTIC TANK NOTES:

1. USE SEPTIC TANKS MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS INC. OR AN APPROVED EQUAL.
2. MINIMUM CONCRETE STRENGTH - 4,000 PSI AT 28 DAYS.
3. STEEL REINFORCEMENT - 6" x 6" x 10 Ga. WELDED WIRE MESH.
4. CONSTRUCTION JOINT SEALED WITH BUTYL RUBBER BASE CEMENT.
5. PIPE CONNECTION - "POLY-U" LOC.(PATENT PENDING)
6. BOTTOM OF SEPTIC TANK SHALL REST UPON A LEVEL 3" THICK MIN. BED OF COMPACTED SAND OR PEA GRAVEL.
7. TOP OF SEPTIC TANK SHALL BE 12" MAX. BELOW FINISHED GRADE.

SWALE / BERM & CURTAIN DRAIN DETAIL

NOTES:

1. THE CURTAIN DRAIN SHALL MAINTAIN A 15 FT. MINIMUM SEPARATION FROM THE ABSORPTION FIELD.
2. THE INTERCEPTOR PIPE SHALL BE AT MINIMUM A 4" DIA. PERFORATED PVC PIPE LAID AT A GRADE OF NO LESS THAN 0.5% AND SHALL ALSO BE PROVIDED WITH CLEANOUTS.
3. THE CONDUCTOR PIPE SHALL BE OF THE SAME DIA. AS THE INTERCEPTOR PIPE AND SHALL DRAIN TO A FREE FLOWING OUTLET. THIS PIPE SHALL BE SOLID WALL.

ABSORPTION TRENCH DETAIL

ABSORPTION TRENCH NOTES:

1. DO NOT INSTALL TRENCHES IN WET SOIL.
2. RAKE SIDES AND BOTTOM OF TRENCHES PRIOR TO PLACING GRAVEL.
3. THE ENDS OF ALL DISTRIBUTION PIPES ARE TO BE PLUGGED.
4. MAXIMUM LENGTH OF LATERALS = 60'

N.T.S

[illegible]

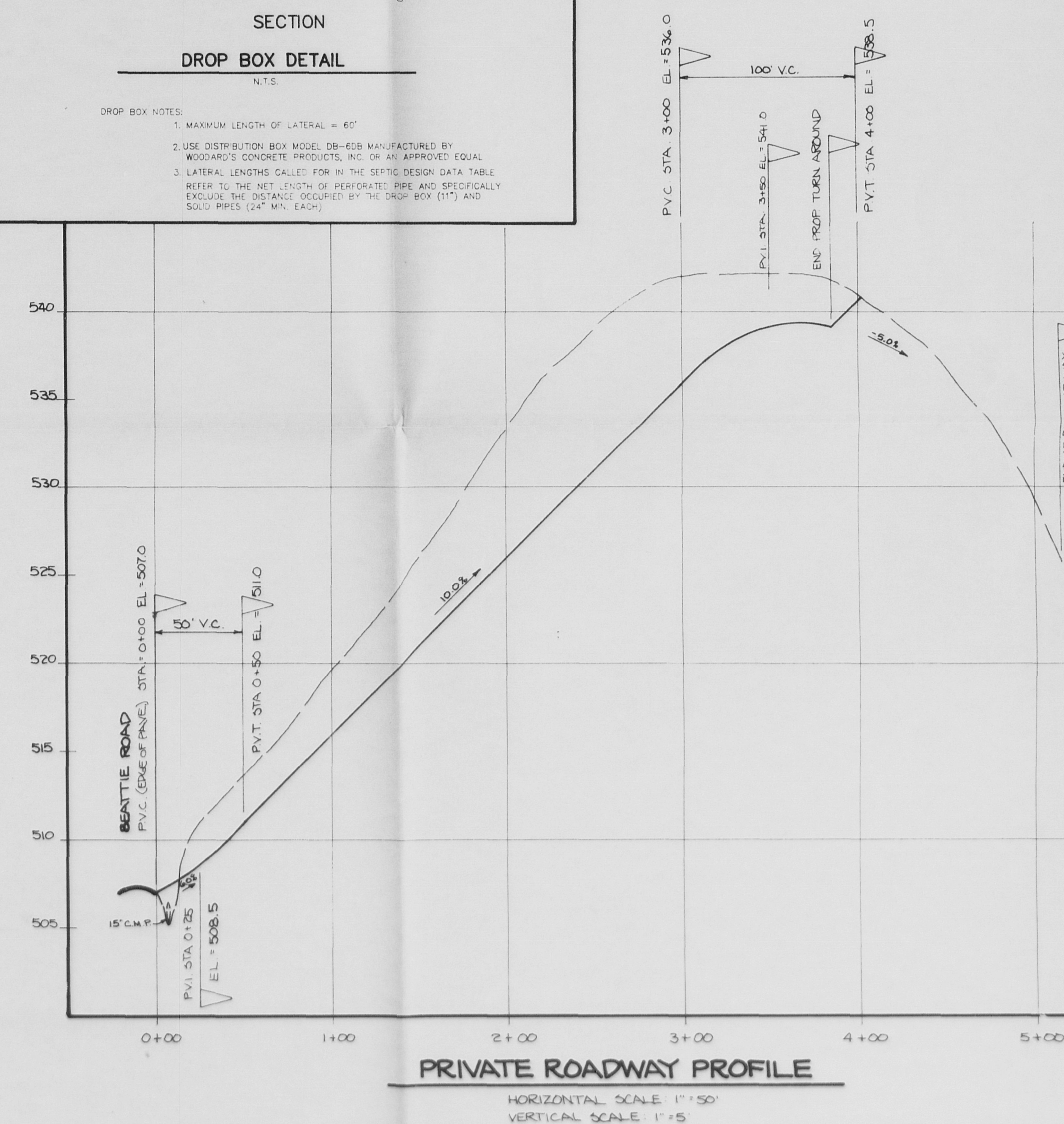
DEEP HOLE TEST DATA		
<p><u>LOT NO. 1</u></p> <p>A:</p> <p>0'-6" TOPSOIL</p> <p>6'-12" SILT LOAM</p> <p>12'-48" CLAY LOAM</p> <p>48'-B' LOAM W/ COBBLES</p> <p>B:</p> <p>0'-6" TOPSOIL</p> <p>6'-12" SILT LOAM</p> <p>12'-36" CLAY LOAM</p> <p>36'-B' GRAVELLY LOAM</p>	<p><u>LOT NO. 2</u></p> <p>A:</p> <p>0'-18" TOPSOIL</p> <p>18'-48" CLAY LOAM W/ GRAVEL & COBBLES</p> <p>48'-B' CLAY LOAM</p> <p>B:</p> <p>0'-12" TOPSOIL</p> <p>12'-36" CLAY LOAM W/ SILT</p> <p>36'-B' CLAY LOAM</p>	<p><u>LOT NO. 3</u></p> <p>A:</p> <p>0'-6" TOPSOIL</p> <p>6'-36" SILTY CLAY LOAM</p> <p>36'-48" CLAY LOAM</p> <p>48'-B' GRAVELLY CLAY LOAM W/ COBBLES</p> <p>B:</p> <p>0'-12" TOPSOIL</p> <p>12'-24" SILTY CLAY LOAM W/ GRAVEL</p> <p>24'-7" CLAY LOAM W/ GRAVEL & COBBLES</p>

PLAN

SECTION

DROP BOX NOTES:

1. MAXIMUM LENGTH OF LATERAL = 60'
2. USE DISTRIBUTION BOX MODEL DB-6DB MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS, INC. OR AN APPROVED EQUAL
3. LATERAL LENGTHS CALLED FOR IN THE SEPTIC DESIGN DATA TABLE REFER TO THE NET LENGTH OF PERFORATED PIPE AND SPECIFICALLY EXCLUDE THE DISTANCE OCCUPIED BY THE DROP BOX (11") AND SOLID PIPES (24" MIN. EACH)



SEWER CLEANOUT

DETAIL SHEET

MARTHA'S WAY
SUBDIVISION

TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

ZIMMERMAN ENGINEERING & SURVEYING,P.C.
ROUTE 17M
HARRIMAN,NEW YORK 10926 PHONE:(914) 782-7977

PHONE: (914) 782-797



N. P.E.LIC. NO. 47391
P.L.S. LIC. NO. 49410

REVISIONS:
5-2-94
6-21-94